

TO THE OWNERS OF THE WITHIN DESCRIBED REAL ESTATE AND ALL  
INTERESTED PARTIES

NOTICE OF SHERIFF'S SALE

By virtue of a certified copy of a decree directed to me from the Clerk of the Superior Court of Miami County, Indiana, in Cause No. 52D02-1102-MF-00035, wherein PHH Mortgage Corporation was Plaintiff, and ALICE ZIEGLER, et. al., was the Defendant, requiring me to make the sum as provided for in said Decree with interest and costs, I will expose at public sale to the highest bidder on the 15<sup>th</sup> day of Nov, 2011, at the hour of 10am of said day at the Miami County Sheriff's Department the fee simple of the whole body of real estate in Miami County, Indiana:

Lot No. 24 in Brownell's Park Addition to the City of Peru, Miami  
County, Indiana.

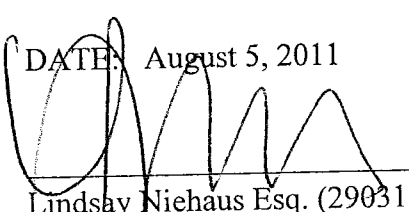
Parcel No. 52-08-33-204-017.000-016

Commonly known as: 815 West Main Street, Peru, IN 46970

Together with rents, issues, income and profits thereof, said sale will be made without relief from valuation or appraisal laws.

All sales are subject to any first and prior liens, taxes and assessments legally levied and assessed thereon. Neither the Sheriff nor the Plaintiff in this case warrants either expressly or implied any title, location or legal description of any real estate sold at the sale. Any prospective bidder should obtain their own title evidence before making any bid on any properties subject to this sale.

DATE: August 5, 2011

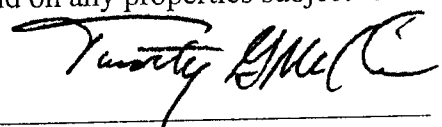
  
Lindsay Niehaus Esq. (29031-15)

Attorney for Plaintiff

4805 Montgomery Road

Suite 320

Norwood, Ohio 45212

  
Sheriff of Miami County, Indiana

815 West Main Street

Peru, IN 46970

Street Address

The Sheriff's Department does not warrant the accuracy of the street address published herein.